



21 Cae Stumpie  
Cowbridge, Vale Of Glamorgan, CF71 7DL

Watts  
& Morgan



# 21 Cae Stumpie

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## Guide Price £299,950 Leasehold

3 Bedrooms | 1 Bathroom | 1 Reception Room

A sizeable three bedroom maisonette property located within walking distance to Cowbridge Town. Well-presented accommodation over two floors offering: entrance porch, hallway, fitted kitchen and a generous lounge/dining room. To the first floor, two double bedrooms, one single room and bathroom with WC. Fully enclosed west-facing lawned garden space and allocated resident parking area.

No ongoing chain.

EPC Rating; 'TBC'



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### Directions

Cowbridge Town Centre – 0.3 miles

Cardiff City Centre – 23.4 miles

M4 Motorway – 7.8 miles

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Your local office: Cowbridge

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## Summary of Accommodation

### ABOUT THE PROPERTY

At the rear of the building, within this small cul-de-sac conveniently located to Cowbridge Town, is 21 Cae Stumpie. A generous maisonette set across the first and second floor, with its own lawned garden.

From the ramped entrance, a uPVC front door leads through into a porch area with a secondary door opening through into the hallway. The hallway has a useful double opening, walk-in storage closet which is ideal for cloaks and shoes.

Just off from the hallway is the kitchen fitted with a range of walnut wall and base units and complementary laminate work surfaces. Offering an integral undercounter fridge, 4-ring gas hob and oven/grill with pull-out extractor over. Also, space for two freestanding appliances. A broad uPVC window overlooks the front entrance and beyond to the garden benefitting from a westerly aspect. The kitchen benefits from laminate flooring and offers a good sized fitted pantry cupboard.

The generous sized lounge/dining room is located to the rear of the property with two large south-facing windows. A central feature to this room is the inset gas fire with oak mantel, surround and marble backplate with hearth. A carpeted staircase leads to the first floor with storage space beneath.

To the first floor landing, a loft hatch gives access to the loft space and there is a separate WC with adjacent bathroom fitted with a contemporary white suite.

On offer are two double bedrooms, each with their own range of fitted wardrobes, and a third single room with freestanding furniture to remain. The sliding door wardrobe in bedroom two houses the 'Worcester' gas-fired boiler.



## GARDENS AND GROUNDS

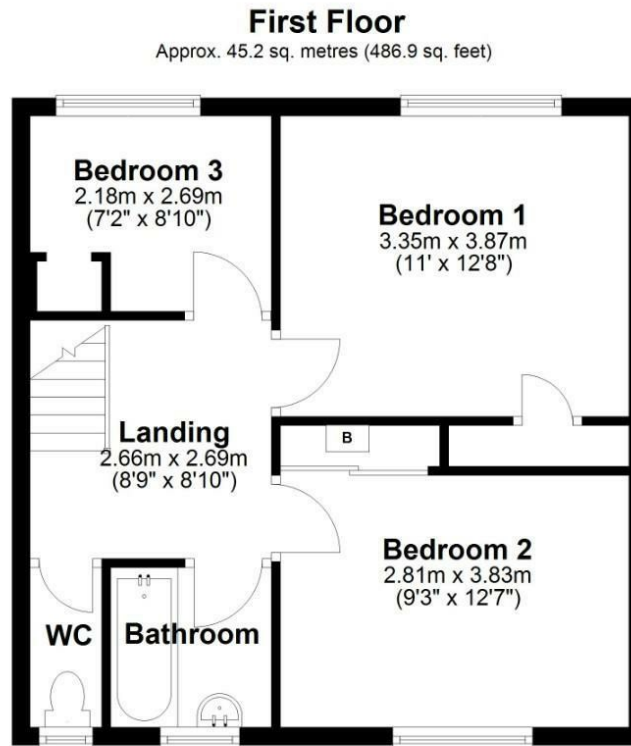
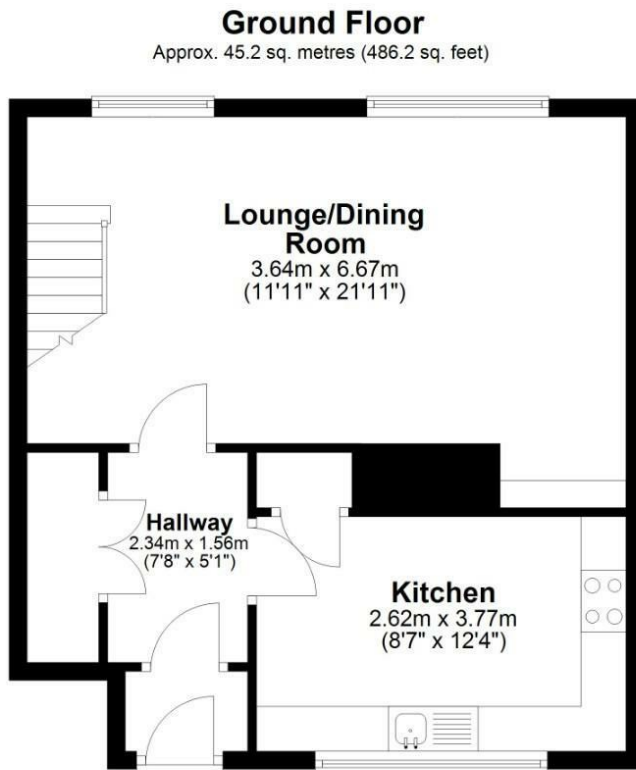
21 Cae Stumpie is accessed to the rear of the building with shared ramped footpath leading to each individual entrance doorway. A stepped footpath leads down to the gardens for each property.

The garden for 21 lies directly opposite the property and benefits from a levelled lawned garden, enjoying the late afternoon through to early evening sun, with mature planted borders and an additional Astroturf section with timber storage shed to remain.

There is ample resident parking directly in front of the building within Cae Stumpie.

## ADDITIONAL INFORMATION

Leasehold. £15 p/a Estate Management Fees. 125 year lease from 1989. Current ground rent £10 p/a, with an annual service charge of £225. Gas-fired central heating. Council tax band D.



Total area: approx. 90.4 sq. metres (973.1 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	79	79
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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